

5401 Marcus Uribe

City of El Paso — Plan Commission — 2/7/2019 **REVISED**



PZRZ18-00050

Rezoning

STAFF CONTACT: Armida Martinez, 915-212-1605, martinezar@elpasotexas.gov

OWNER: Desert View Construction, LLC

REPRESENTATIVE: Del Rio Engineering

LOCATION: 5401 Marcus Uribe Drive, District 4

LEGAL DESCRIPTION: Lot 1, Block 1, EPISD E-17, City of El Paso, El Paso County, Texas

EXISTING ZONING: R-F (Ranch-Farm)

REQUEST: To rezone from R-F (Ranch-Farm) to R-3A (Residential) for residential development

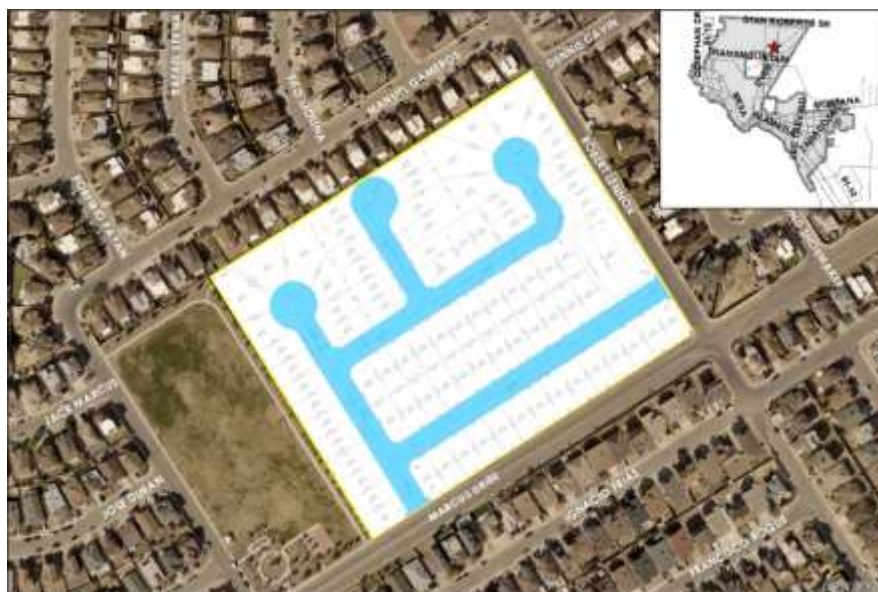
RELATED APPLICATIONS: N/A

PUBLIC INPUT Notices were sent to property owners within 300 feet on January 23, 2019. Planning has not received any communication in support or opposition to the rezoning request.

STAFF RECOMMENDATION: Approval (see pages 2—4 for basis for recommendation)

SUMMARY OF REQUEST: The applicant is requesting to rezone from R-F (Ranch-Farm) to R-3A (Residential) to allow for residential development. The subject property is 15.01 acres in size and is currently vacant. The conceptual site plan proposes 80 single-family homes.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **APPROVAL** of rezoning from R-F (Ranch-Farm) to R-3A (Residential). The proposed zoning district is consistent with the surrounding residential district in the immediate area. The proposed development meets the intent of the G-4, Suburban (Walkable) land use designation of Plan El Paso in the Northeast Planning area.



DESCRIPTION OF REQUEST

The property owner is requesting rezoning from R-F (Ranch-Farm) to R-3A (Residential) to accommodate proposed residential development. The conceptual site plan proposes 80-single-family homes on 15.01 acres. Access to the subject property is from Marcus Uribe Drive and Robert Lennox Drive.

REZONING POLICY

POLICY	DOES IT COMPLY?
<u>Compatibility</u> Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	Yes, the surrounding properties are all zoned R-3A (Residential) except for a park that abuts the subject property to the west.
<u>Plan El Paso</u> The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.	The proposed rezoning is consistent with the G-4, Suburban (Walkable) sector and is compatible with its surroundings.

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: The subject property is located in EPISD E-17 subdivision recorded in 2016. The site is currently zoned R-3A (Residential) and is currently vacant. Surrounding land uses include single-family and a park. The nearest park is Sandstone Ranch Estates Park (next door) and the nearest school is Tom Lea Elementary School (4.009 feet).



COMPLIANCE WITH PLAN EL PASO: The subject property is currently vacant and the conceptual site plan purposes single-family residential development within G-4, Suburban (Walkable) land use designation.



RELATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<p>G-4, Suburban (Walkable):</p> <p>This sector applies to modern single use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes, the proposed single-family development is within walking distance of a park, a school, and shopping centers.</p>
ZONING DISTRICT	DOES IT COMPLY?
<p>R-3A (Residential) The purpose of these districts is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and</p>	<p>Yes, single-family homes are a permitted use in an R-3A residential district.</p>

recreational and institutional uses incidental to and serving the neighborhood.	
POLICY	DOES IT COMPLY?
1.11.3: Decisions on rezoning requests will be made in accordance with Plan El Paso and in accordance with all requirements of City and State law. When evaluating whether a proposed rezoning is in accordance with Plan El Paso, the City Council may also consider whether the proposed zoning district will further or at least not conflict with the specific policies listed under other goals of the Plan.	The proposed residential development will mesh with the scale and character of the existing neighborhood.

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The lot is 653,716 sq. ft. (15.01 acres). The R-F (Ranch-Farm) zoning district does not allow the proposed 80 single-family homes, as it requires a maximum density of one dwelling unit per acre.

SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING: The subject site is 15.01 acres in size (653,716.0 sq. ft.). The proposed use of single-family homes is allowed under R-3A (Residential) zoning. The proposal meets the dimensional requirements of the district.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the R-3A (Residential) is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the district will permit primarily single-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood. The proposed zoning and the proposed uses meet the intent of the zoning ordinance.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: There are existing water and sewer mains along Marcus Uribe Drive available for service. The applicant will need to coordinate with EPWater to provide services to the property.

EFFECT UPON THE NATURAL ENVIRONMENT: Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

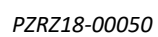
COMMENT FROM THE PUBLIC: The subject property falls within the boundary of Sandstone Ranch Estates Neighborhood Association and they were contacted as required by section 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on January 23, 2019. Planning received no communication in support of or opposition to the proposed development.

STAFF COMMENTS: No objections to proposed rezoning. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

ATTACHMENTS:

1. Conceptual Development Plan
2. Zoning Map
3. Future Land Use Map
4. Department Comments
5. Public Notification Boundary Map

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ATTACHMENT 3

Future Land Use Map



ATTACHMENT 4

Department Comments

Planning and Inspections Department- Planning Division-Zoning

Recommend approval.

Note:

The proposed development will have to comply with Title 19 of the El Paso Municipal code at the time of plat submittal.

Planning and Inspections Department – BPI and Landscape Review

No comments received.

Planning and Inspections Department - Land Development

1. Verify and label if pond it to be private or public pond and retention or detention pond.
2. The Proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr. storm event.

El Paso Water

El Paso Water (EPWater) does not object to this request.

Water:

There is an existing 12-inch diameter water main along Marcus Uribe Drive, located approximately 30-feet south of the southern property line. This main is available for service.

There is an existing 12-inch diameter water main along Robert Lennox Drive, located approximately 34-feet east of the eastern property line. This main is available for service.

Previous water pressure reading from fire hydrant # 10266 located at 11409 Robert Lennox Drive, approximately 29-feet northeast of Marcus Uribe Drive, yielded a static pressure of 94 psi, a residual pressure 82 psi and a discharge of 919 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer along Marcus Uribe Drive located approximately 43-feet south of the southern property line. This main is available for service.

There is an existing 12-inch diameter sanitary sewer main extending along Robert Lennox Drive located 21-feet east of the eastern property line. This main is available for service.

General:

EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso Water – Stormwater

We have reviewed the property described above and provide the following comments:

The proposed ponding area shown shall have enough capacity to hold the developed runoff for a designed 100-yr storm event.

Sun Metro:

No objections.

Fire Department

Recommend approval.

Police Department

We have no objections or police-related concerns to report.

TxDOT

TxDOT has no comment. Property is not abutting TxDOT right of Way.

Capital Improvement Department - Parks

We have reviewed **Zoning Case #PZRZ18-00050** a Detailed Site Development plan and on behalf of CID Parks Planning Division, we offer Applicant/Consultant the following informational comments:

1. Need platting determination from Planning & Inspections – Planning Division.
2. If platting is required, during platting process, plat will be subject to parkland/park fees in accordance to proposed use.
3. Per detailed site development plan the proposed use is for **80** "R-3A" single-family residential lots therefore, during platting process Park fees will be assessed at a rate of \$1,370.00 per dwelling unit for a total of **\$109,600.00**
4. Recommend for proposed lots abutting the existing "Park" be placed fronting the park to take advantage and implement new code design standards and as a consideration for the rezoning.

This development is located with-in Park Zone: **NE-6**

Nearest Park: **Sandstone Ranch Estates Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

ATTACHMENT 5

Notification Map

